

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, January 9, 2020 at 6:00 p.m. at the City Hall. Commission members present were Chairman Ted Black, Bryant Jensen, Geneva Blanchard, Craig Browne, Lou Best, Lyle Earl, and Greg Baptist. City Council members present were Ken Phippen. Staff present was Lindsay Afuvai. Visitors present: see attached list.

6:00 p.m. – Work Session to discuss General Plan and possible ordinance changes

The Planning Commission held a work session to discuss the general plan and ordinance changes.

#1 – Call to Order – Chairman Ted Black

Chairman Ted Black called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Geneva Blanchard led in the Pledge of Allegiance.

b. Prayer

Bryant Jensen offered a prayer.

#3 – Business Items

a. Report from City Council

Ken Phippen reported the City Council approved a business license for the 2020 business license renewals. The Council then re-appointed Cody Cardon as treasurer and Lindsay Afuvai as City Recorder, city sewer assessment, set a public hearing to adjust the storm water expansion budget, tabled action on four way stops in Farr West Meadows subdivision. The Council also reappointed Ted Black and Craig Browne to the Planning Commission, reported on assignments, paid the bills and adjourned.

b. Open public hearing to consider the request to vacate a previously dedicated roadway at 2546 West 3100 North – Kenny Palmer

Ted Black stated there was a cul de sac where the entrance to the Happy Days Subdivision will be. Ted commented this will avoid creating any knuckles in the subdivision.

BRYANT JENSEN MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE REQUEST TO VACATE A PREVIOUSLY DEDICATED

**ROADWAY AT 2546 WEST 3100 NORTH. GENNEVA BLANCHARD
SECONDED THE MOTION, ALL VOTING AYE.**

- c. Close public hearing and proceed with regular meeting

**LOU BEST MOTIONED TO CLOSE THE PUBLIC HEARING AND
PROCEED WITH THE REGULAR MEETING. CRAIG BROWNE
SECONDED THE MOTION, ALL VOTING AYE.**

- d. Recommend to City Council the vacation of a previously dedicated roadway at 2546
West 3100 North – Kenny Palmer

Lou Best asked in the unresolved issue with Century Link has been addressed. Kenny Palmer stated they do not want to relinquish their rights without having something else in place. Alan Karras stated there is a Century Link pedestal and an easement that goes around the cul de sac. Ted asked if a new easement would be granted to Century Link, Mr. Karras stated there will be a new easement on the new subdivision plat.

**LYLE EARL MOTIONED TO RECOMMEND TO THE CITY COUNCIL THE
VACATION OF A PREVIOUSLY DEDICATED ROADWAY LOCATED AT
2546 WEST 3100 NORTH. BRYANT JENSEN SECONDED THE MOTION,
ALL VOTING AYE.**

- e. Recommend to City Council final approval of Happy Days Subdivision Phase 1
located at approximately 3100 North 2575 West – Lakeview Farms LLC

Alan Karras was present seeking final approval of the Happy Days Phase 1 Subdivision. Mr. Karras stated this portion of the property makes the most sense to start as it is easiest to connect to the sewer and will give access to storm water. Lou Best asked if they had been given approval from Central Weber Sewer for sewer connections. Mr. Karras stated he believed they had resolved that several months ago. Ted stated that if they are approved to start the subdivision, no building permits will be issued until there are approved sewer connections with Central Weber. Alan stated that if the Planning Commission were to grant final approval of the subdivision they will have the sewer issues resolved before the City Council meeting.

**GENNEVA BLANCHARD MOTIONED TO RECOMMEND TO THE CITY
COUNCIL FINAL APPROVAL OF THE HAPPY DAYS SUBDIVISION PHASE
1 LOCATED AT APPROXIMATELY 3100 NORTH 2575 WEST**

CONTINGENT THAT FULL APPROVAL OF SEWER CONNECTIONS FOR PHASE ONE ARE AVAILABLE THROUGH CENTRAL WEBER SEWER PRIOR TO DEVELOPMENT OF THE SUBDIVISION. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- f. Recommend to City Council final approval of JAC Subdivision located at approximately 1700 West Farr West Drive – David Chugg

Jim Flint was present seeking final approval of JAC subdivision. Mr. Flint stated it is a two-lot subdivision with all the utilities available. Lou Best stated he had concerns with subdivisions coming before the commission for final approval without previously getting preliminary approval. Ted stated that is because of the simplicity of the subdivision, he approved putting it on the agenda for final approval. Lou Best then stated that he has continued concerns with approval of subdivisions given on Farr West Drive. Lou stated he appreciates the concept of this development being only two lots but that Farr West Drive has more than fifty homes on a dead end road. Lou then stated he would like the Planning Commission to discuss at some point in the future the possibility of creating an emergency exit that would utilize Lois Lane that could be connected to the trail on the city property. Lou stated that although he is not against Mr. Chugg's proposal, he is concerned with adding to the existing problem. Ted stated that the issue with homes exceeding thirty homes has come about because Farr West Drive did not start as a dead end. Ted agreed that an emergency lane could be short term solution but that eventually an additional access to Farr West Drive will need to be addressed. Lou then stated he would like the commission to stick closer to the checklist when approving subdivisions. Craig Browne asked if a home would be built on lot 1 soon as there are accessory buildings on the property. Jim stated there are no plans to build any time in the near future; the intent to subdivision is to split the property evenly among the family. Lou stated there are two zones on each lot that would likely need to be changed so that there is only one zone. Ted stated they would need to consult with the attorney on whether the lots could be approved with multiple zoning. There was further discussion on the opening up of more lots on Farr West Drive. Jim Flint asked that the Planning Commission only consider the request for the two lots that is before them.

CRAIG BROWNE MOTIONED TO TABLE RECOMMENDING FINAL APPROVAL OF THE JAC SUBDIVISION LOCATED AT APPROXIMATELY 1700 WEST FARR WEST DRIVE UNTIL CLARIFICATION IS OBTAINED ON THE MULTIPLE ZONING FROM THE CITY ATTORNEY. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- g. Set a public hearing to consider the request of a conditional use permit for a secure service and storage facility located at 3284 North 2000 West – Brinton Neff

Brinton Neff stated they own the property next to this and go a conditional use permit for it about nine months ago and has recently purchased this property and would like to put storage units on it.

GENNEVA BLANCHARD MOTIONED TO SET A PUBLIC HEARING FOR JANUARY 23, 2020 TO CONSIDER THE REQUEST OF A CONDITINOAL USE PERMIT FOR A SECURE SERVICE AND STORAGE FACILITY LOCATED AT 3284 NORTH 2000 WEST. LYL EARL SECONDED THE MOTION, ALL VOTING AYE.

- h. Recommend to City Council approval of a sign for Marsh Construction located at 3746 North Higley Rd – Marsh Construction

Jackson Marsh was present seeking approval of a sign for Marsh Construction.

GENNEVA BLANCHARD MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A SIGN FOR MARSH CONSTRUCTION LOCATED AT 3746 NORTH HIGLEY RD. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE.

- i. Discussion/Action – ATS interest in the property at 1957 North 2000 West – Andrew Strahan

Ted Black stated that the ordinance references light manufacturing only is applicable in conjunction with retail sales which does not apply to this business so then the question becomes is the use of this business close enough to the same as the previously approved business for B&K Fox. Ted stated he thought it was different enough that if ATS would like to pursue the property that they would need to start the process over.

Lana Wall stated she had concerns with the proposal from ATS regarding storing of goods and noise. Lana then commented she is opposed to this business.

Edd Ramer commented he did not feel Mr. Fox was following the conditions of the conditional use permit and asked if ATS would actually be doing the same thing that Mr. Fox was approved to do. Mr. Ramer stated it did not sound like he would be.

Ted asked the Planning Commission to come up with a unanimous opinion of the Planning Commission regarding the proposal. The Planning Commission was in agreement that the business as proposed is not appropriate for the current zone.

GENNEVA BLANCHARD MOTIONED TO GIVE THE OPINION OF THE PLANNING COMMISSION THAT THIS BUSINESS, AS PROPOSED, IS NOT APPROPRIATE FOR THE CURRENT C-2 ZONING. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

j. Recommendation to City Council of Chairman and Vice Chair of the Planning Commission

Ted Black stated this is a yearly recommendation that needs to be made. Ted stated he is willing to continue to serve as chairman and asked Lyle how he felt about continuing as vice chair. Lyle stated he has appreciated the opportunity but would like to let someone else have a chance and nominated Geneva Blanchard as vice chair.

LYLE EARL MOTIONED TO RECOMMEND APPOINTMENT OF GENNEVA BLANCHARD AS PLANNING COMMISSION VICE CHAIR. BRYANT JENSEN SECONDED THE MOTION, ALL VOTING AYE.

CRAIG BROWNE MOTIONED TO RECOMMEND RE-APPOINTMENT OF TED BLACK AS THE PLANNING COMMISSION CHAIRMAN. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

#4 – Consent Items

a. Approval of minutes dated December 12, 2019

LYLE EARL MOTIONED TO APPROVE THE MINUTES DATED DECEMBER 12, 2019. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

a. Report on Assignments

Lyle Earl asked about the accessory building to the north of Mountainland Supply, stating he did not remember that coming before the Planning Commission. Geneva stated that if it was on the site plan it would only need a building permit.

Lou Best asked to have the discussion of an emergency exit for Farr West Drive on the next work session agenda.

Bryant Jensen stated he is still working on the agri-tourism ordinance.

Ted Black state he met with Nilson Homes and they are interested in developing a large portion of land just off of 2000 West, behind the Ramer property. Ted stated this will be a discussion that will be forthcoming.

#6 – Public Comments

**Resident(s) attending this meeting were allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.)*

Ken Phippen commented he would like to recommend that all Planning Commission members attend training, to read the code and to get familiar with the checklists in place in order to make their job easier. Ken asked all the Planning Commission members to attend Land Use 101 training at least once per term.

#7 – Adjournment

**AT 8:13 P.M., CRAIG BROWNE MOTIONED TO ADJOURN THE MEETING.
GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.**

Lindsay Afuvai, Recorder

Ted Black, Chairman

Date Approved: _____